

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	MR GLEN WRIGHT	Code Number	HOL P/2022/0740
Agent	MR GLEN WRIGHT SYCAMORE HOUSE WREXHAM ROAD HOLT WREXHAM LL13 9YU	Date Received	12/08/2022
		Decision Date	12/10/2022

Town and Country Planning Act, 1990

Location of application

SYCAMORE HOUSE, WREXHAM ROAD, HOLT, WREXHAM, , LL13 9YU

Description of application

ADEILADU WAL DYWODFAEN A CHREU MYNEDFA LYDAN, ADDASIADAU I'R DRAMWYFA A CHODI WAL WAHANU A CHODI CYSGODFA BREN I GAR / RECONSTRUCTION OF SANDSTONE WALL AND CREATION OF SPLAYED ENTRANCE, ALTERATIONS TO DRIVEWAY AND ERECTION OF DIVIDING WALL AND ERECTION OF TIMBER CAR PORT

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	12/10/2022	Planning permission issued
1	22/10/2024	P/2024/1408 – Discharge of Condition 3

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the amended plan(s) and documents numbered or labelled as follows:
- Drawing number 004, Rev B

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- Drawing number 003, Rev C
- Drawing number 002, C
- Heritage Impact Statement
- Design and Access Statement

3. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Condition 3 Discharged (P/2024/1408) – 22/10/2024

4. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.

5. Prior to installation, details of the gate to be installed in the Pate Gate shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

6. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 003, Rev C and 002, Rev C.

7. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 14 metres to the south-west and 2.4 metres x 25 metres to the north-east measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

8. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

9. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

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10. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

11. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure the works reflect the character and appearance of the Listed structure.
6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to Cadw for their consideration.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

